



SWIMMING POOL

When is a permit required for a swimming pool?

A building permit is required for the installation, repair, maintenance, or location of any swimming or wading pool that is capable of a water depth of 30 inches or greater and 160 square feet or greater. Note: A portable or temporary wading pool that is only capable of a water depth of less than 30 inches does not require a building permit. However, a pool capable of a depth greater than 18 and less than 30 inches must be located in accordance with all applicable zoning regulations.

Fencing and Gate Requirements

No person shall locate, construct, install, make, change, maintain or use any swimming pool or wading pool unless the pool is enclosed by a fence or other permanent barrier not less than forty-eight (48) inches in height, measured from the ground. Pedestrian access gates must open outward from the pool and must be self-closing and have a self-latching device. Gates other than pedestrian access gates must have a self-latching device with the ability to be locked. All gate releases must be located at least 54 inches from the bottom of the gate, or be located more than three inches from the top of the gate on the inside and have no opening greater than ½ inch within 18 inches of the release mechanism (Appendix B section B105). A swimming pool acting as its own barrier is required to have a pool entry system capable of self latching and self closing with separate drawings for this assembly.

Zoning Restrictions and Drainage Requirements

A pool cannot be located in any required front or side yard. In addition, no pool can be permitted that is specifically prohibited by limitation text for the zoning district.

A swimming pool must be maintained in one of three states: 1) Drained completely, 2) Covered completely, or 3) Contain clean sanitary water. Any water drained from a swimming pool should go to a sanitary sewer. Pool water may also be used for the watering of the owner's garden and lawn, but it must not leave that owner's property except through a sanitary sewer.

The contractor must inform the homeowner if his pool will be located in any easement and of the possible consequences.

What you need to obtain a building permit for a private swimming pool

1. Completed *Building Permit Application* form by owner or licensed home improvement contractor.
2. A completed *Electric Permit* application by the homeowner or a licensed electrical contractor **must** accompany the building permit application
3. Two (2) copies of a site plan. The site plan should show the following items at a minimum:
 - a. Electric service line (underground or overhead) distance from electrical lines
 - b. Sanitary sewer line location for inground pools only (CALL 645-5825)
 - c. Fence location and height
 - d. Diameter or length and width of the pool
 - e. Distance from the pool edge to the property lines
 - f. Distance from the pool edge to any structure located on the property
4. Literature on pool entry systems for other than perimeter fencing. This literature should illustrate the spring latching type lock or catch, and show how the gate will close by spring action to the locked/latched position OR the gate(s) shall be equipped with a lock requiring a key or combination lock and remain locked whenever not in use.
5. Two (2) copies of the pool structural drawings *sealed* by an architect or engineer. If there is a deck that is metal and part of the pool assembly, the deck drawings must be *sealed* as well. Wood decks must conform to C.C. 4113 and do not require a seal.

A zoning, building or health department official may require additional information. For more information, please call the Health Department at 645-7417 or Building and Development Services at 645-7314.